

FOR SALE

18 Kettle River Dr.
Glen Carbon, IL
62034



5,994 SF OFFICE/FLEX BUILDING

BARBERMURPHY
COMMERCIAL REAL ESTATE SOLUTIONS
1173 Fortune Blvd., Shiloh, IL 62269
618.277.4400 BARBERMURPHY.COM

Mike Durbin
Broker Associate
Office: (618) 277-4400 (Ext. 39)
Cell: (618) 960-8675
miked@barbermurphy.com



Information herein is not warranted and subject to change without notice. We assume no liability on items included in quoted price. Broker makes no representation as to the environmental condition of the offered property and recommends Purchaser's/Lessee's independent investigation.

AREA MAP

18 Kettle River Dr., Glen Carbon, IL 62034



LOCATION OVERVIEW

Unique, infill property located at the end of a cul-de-sac adjacent to IL-159 and quick access to I-270.

PROPERTY HIGHLIGHTS

5,994 SF office / flex building currently occupied by a CrossFit gym.

Approved uses include office/warehouse, animal services including boarding kennels and dog grooming, automotive repair and servicing, medical equipment rental and leasing, health services, laundry services and much more. 35 parking spaces.

Ground available for expansion.
Current tenant's lease expires 2.28.2026.

SALE PRICE: \$675,000



SIDE EXTERIOR



DRIVE-THRU DOORS



OPEN WAREHOUSE



OPEN WAREHOUSE



2,430 SF
OFFICE



3,564 SF
WAREHOUSE



(4) 12' X 14'
DRIVE THRU
DOORS



(1) 8' X 10'
DRIVE-IN
DOOR



3 PHASE
POWER



3 TANK
SYSTEM



KITCHENETTE



(2) ADA
RESTROOMS



BREAK
AREA



35 PARKING
SPACES

18 Kettle River Dr., Glen Carbon, IL 62034



PROPERTY PHOTOS

18 Kettle River Dr., Glen Carbon, IL 62034



OFFICE/RETAIL PROPERTY SUMMARY

18 KETTLE RIVER DR

LISTING # 3143

LOCATION DETAILS:

Parcel #: 14-2-15-23-03-301-012
County: IL - Madison
Zoning: General Commercial

PROPERTY OVERVIEW:

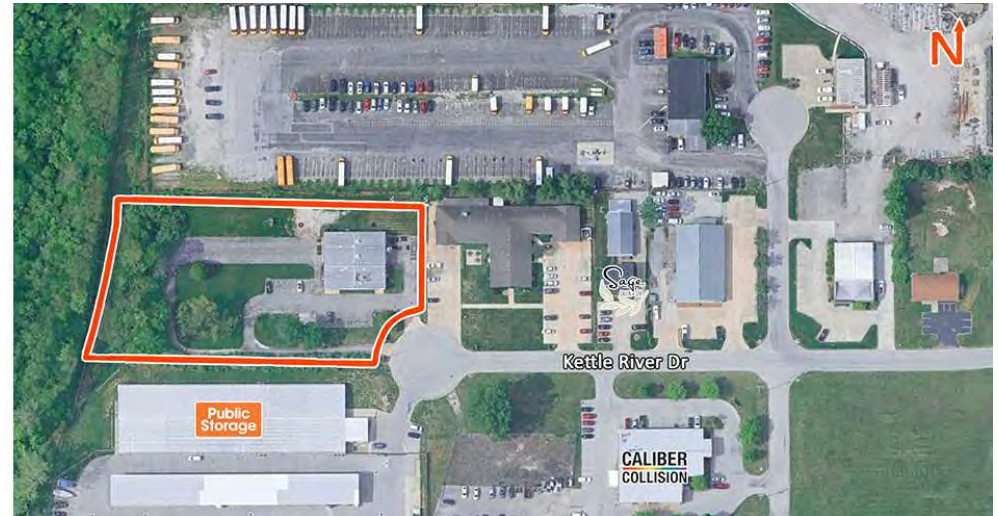
Building SF: 5,994
Usable Sqft: 5,994
Min Divisible SF: 5,994
Retail SF: 5,994
Lot Size: 2.39 Acres
Frontage: 249
Depth: 439
Parking Spaces: 35
Parking Surface Type: Asphalt

STRUCTURAL DATA:

Year Built: 1977
Yr Renovated: 2010
Ceilings: 9' - 14'
Construction Type: Brick,Block

TAX INCENTIVE ZONES:

TIF District: No
Enterprise Zone: No
Opportunity Zone: No



SALE INFORMATION:

Sale Price: \$675,000
Price / SF: \$112.61

FINANCIAL INFORMATION:

Taxes: \$15,678.00
Tax Year: 2024

PROPERTY DESCRIPTION:

5,994 SF office / flex building currently occupied by a CrossFit gym. 2,430 SF office and 3,564SF warehouse with four (4) 12x14 drive thru doors and one (1) 8x10 drive in door. There is a three (3) tank system utilized for previous automotive user and 3 phase power. Two (2) offices, two (2) ADA restrooms, kitchenette and break area. Approved uses include office/warehouse, animal services including boarding kennels and dog grooming, automotive repair and servicing, medical equipment rental and leasing, health services, laundry services and much more. 35 parking spaces. Ground available for expansion. Current tenant's lease expires 2.28.2026.

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